

170.0

0001

0007.D

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

Total Card / Total Parcel

581,900 / 581,900

581,900 / 581,900

581,900 / 581,900

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 81 | | PARK AVE, ARLINGTON |

| OWNERSHIP | | Unit #: |
|-----------|-----------------------|---------|
| Owner 1: | SOLTLL PROPERTIES LLC | |
| Owner 2: | | |
| Owner 3: | | |

| | |
|-----------|-----------------|
| Street 1: | 11 FAIRVIEW AVE |
| Street 2: | |

| | |
|----------|-----------|
| Twn/Cty: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02474 |

| | |
|----------------|-----------------------------|
| PREVIOUS OWNER | |
| Owner 1: | CAMARANO NANCY A--TRUSTEE - |
| Owner 2: | A & W REALTY TRUST - |

| | |
|-----------|-------------|
| Street 1: | 81 PARK AVE |
| Twn/Cty: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02476 |

| | |
|---|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains 2,358 Sq. Ft. of land mainly classified as Office with a Office Building built about 1938, having primarily Brick Veneer Exterior and 1843 Square Feet, with 5 Units, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm. | |

| | |
|-------------------|------------|
| OTHER ASSESSMENTS | |
| Code | Descrip/No |

| | |
|--------|----------|
| Amount | Com. Int |
| | |

| | |
|------------------|-----------|
| PROPERTY FACTORS | |
| Item | Code |
| Z | B3 |
| o | VILLAGE B |
| n | 100 |
| Census: | water |
| Flood Haz: | Sewer |
| D | Electri |
| s | Exempt |
| t | |

| | | |
|--------|---|-------|
| Topo | 1 | Level |
| Street | | |
| Gas: | | |

| | |
|-----------------------------------|----------------------|
| LAND SECTION (First 7 lines only) | |
| Use Code | Description LUC Fact |
| 340 | Office |
| 2358 | Sq. Ft. |
| Site | |
| 0 | Depth / PriceUnits |
| 30.5 | Unit Type |

| Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Sq. Ft. | | 0 | 30.5 | 5.00 | CA | | | | | | | | | 359,595 | | | | | | 359,600 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 340 | 2358.000 | 222,300 | | 359,600 | 581,900 | | 112504 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 05/25/18 |

APPRAISED: 581,900 / 581,900

USE VALUE: 581,900 / 581,900

ASSESSED: 581,900 / 581,900

**USER DEFINED**

| | |
|----------------|----------|
| Prior Id # 1: | 112504 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date | Time |
| 12/11/20 | 03:07:41 |
| Print | |
| LAST REV | |
| Date | Time |
| 12/04/20 | 10:51:30 |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 340 | FV | 222,300 | 0 | 2,358. | 353,700 | 576,000 | 576,000 | Year End Roll | 12/18/2019 |
| 2019 | 340 | FV | 212,000 | 0 | 2,358. | 330,100 | 542,100 | 542,100 | Year End Roll | 1/3/2019 |
| 2018 | 340 | FV | 212,000 | 0 | 2,358. | 294,800 | 506,800 | 506,800 | Year End Roll | 12/20/2017 |
| 2017 | 340 | FV | 212,000 | 0 | 2,358. | 259,400 | 471,400 | 471,400 | Year End Roll | 1/3/2017 |
| 2016 | 340 | FV | 212,000 | 0 | 2,358. | 194,500 | 406,500 | 406,500 | Year End | 1/4/2016 |
| 2015 | 340 | FV | 181,000 | 0 | 2,358. | 106,100 | 287,100 | 287,100 | Year End Roll | 12/11/2014 |
| 2014 | 340 | FV | 181,000 | 0 | 2,358. | 106,100 | 287,100 | 287,100 | Year End Roll | 12/16/2013 |
| 2013 | 340 | FV | 181,000 | 0 | 2,358. | 106,100 | 287,100 | 287,100 | | 12/13/2012 |

Parcel ID

170.0-0001-0007.D

!13121!

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| CAMARANO NANCY | 75848-177 | 1 | 10/9/2020 | | 800,000 | No | No | | |
| | 13966-454 | | 1/1/1980 | | 61,500 | No | No | Y | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|----------|---------|-----|------------|----------|------------|---------|
| 10/15/2020 | 1273 | Addition | 170,000 | O | | | | |
| 10/26/2010 | 2201 | Awnings | 2,000 | | | | | |
| 5/10/2001 | 277 | Re-Roof | 4,000 | C | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 12/4/2020 | SQ Returned | JO | Jenny O |
| 11/19/2020 | SQ Mailed | MM | Mary M |
| 5/13/2019 | I & E Return | MM | Mary M |
| 5/25/2018 | MEAS&NOTICE | CC | Chris C |
| 2/7/2017 | I & E Return | EMK | Ellen K |
| 3/21/2016 | I & E Return | EMK | Ellen K |
| 3/20/2009 | Meas/Inspect | 197 | PATRIOT |
| 6/12/2000 | Meas/Inspect | 263 | PATRIOT |
| 7/23/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA _____

